

**GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T**

Municipal Administration and Urban Development Department – Bhimavaram Municipality, West Godavari District – Change of land use from partly Special Industrial use, Green belt, Agricultural land use zone to Residential use zone, Park use and deletion of 40'-0" Master Plan road and realignment of 40'-0" in R.S.No.43(P), 45(P), 47(P), 48(P), 60(P) and 61(P) to an extent of Ac.19.023 cents, 35th ward, Bhimavaram applied by Sri M. Panduranga Raju and 16 others, Bhimavaram – Draft Variation Confirmation – Orders – Issued

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.MS.No. 41

Dated:07.03.2015

Read the following:-

1. From the Director of Town & Country Planning, Hyderabad, Lr.Roc.No.4090/2012/R, Dated:21.05.2013.
2. Government Memo No.12667/H1/2013-1, MA&UD (H1) Department, Dated:05.06.2013.
3. From Commissioner of Industries, Hyderabad, Lr.No.29/1/2013/12061, Dated:26.10.2013.
4. Government Memo No.11411/I2/2012, MA&UD (I2) Department, Dated:30.06.2012.
5. Government Memo No.12667/H1/2013-2, MA&UD (H1) Department, Dated:18.02.2013.
6. From the Director of Town & Country Planning, Hyderabad, Lr.Rc.No.4090/2013/R2, Dated:14.08.2014.
7. Government Memo No.12667/H1/2013, MA&UD (H1) Department, Dated:20.09.2014.
8. Andhra Pradesh Gazette No.362, Part-I, Dated:29.09.2014.
9. From the Director of Town and Country Planning, Andhra Pradesh, Hyderabad, Lr.Roc.No.4090/2013/R2, Dated:05.01.2015.

ORDER:

The draft variation to the land envisaged in Bhimavaram Municipality General Town Planning Scheme, issued in reference 7th read above, was published in Extra-ordinary Andhra Pradesh Gazette No.362, Part-I, Dt:29.09.2014. The Director of Town & Country Planning, Hyderabad in the reference 6th read above has informed that, the applicant has paid an amount of Rs.5,65,338/- towards development / conversion charges and in the reference 9th read also informed that, the Commissioner, Bhimavaram Municipality has published the draft variation notification in both English and Telugu daily news papers. On publication of notification, no suggestions/objections received from the public. Hence, the draft variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**GIRIDHAR ARAMANE
PRINCIPAL SECRETARY TO GOVERNMENT**

To

The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.
The Director of Town and Country Planning, Andhra Pradesh, Hyderabad.
The Regional Deputy Director of Town Planning, Rajahmundry. E.G. District.
The Municipal Commissioner, Bhimavaram Municipality, Bhimavaram.

(P.T.O.)

Copy to:

The individual through the Municipal Commissioner, Bhimavaram Municipality, West Godavari District.

The District Collector, West Godavari District.

SF/SC.

// FORWARDED :: BY :: ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation to the Bhimavaram General Town Planning Scheme, the Master Plan sanctioned in G.O.Ms.No.951 MA., dated:27-11-1987, proposed in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub – section (2) of the said section.

VARIATION

The site in R.S.No.43/P, 45/P, 47/P, 48/P, 60/P and 61/P to an extent of Ac.19.023 cents, 35th ward of Bhimavaram Town, the boundaries of which are shown in the schedule hereto, earmarked for Partly Special Industries use, Green Belt, Agricultural land use, Park Use to Residential use zone and deletion of 40'-0" wide MP Road and re-alignment of 40'-0" wide road in the General Town Planning Scheme (Master plan) of Bhimavaram sanctioned in G.O.Ms.No.951 MA., dt:27.11.1987 is now designated for Residential use and Re-alignment of 40'-0" roads with deletion of roads and incorporation of roads as proposed by Director of Town and Country Planning as the proposed site is surrounded by residential Layouts subject to handing over of master plan roads passing through the site, to obtain layout approval from Competent Authority, to ensure proper network linkages to existing and proposed roads and also based on Council Resolution No.344, dt:16.03.2013 by variation of change of land use as marked as "A to I" in the revised part proposed land use map G.T.P.08/2014/R available in the Municipal Office, Bhimavaram Municipality, subject to the following conditions that;

1. The applicant shall obtain prior technical approval from the competent authority before commencement of developmental activity in the proposed site under reference.
2. The applicants shall handover the land affected in road widening of the Master Plan as shown in the plan i.e. 0.649 cents or 2626.39 Sq.Mts to the Bhimavaram Municipality by way of Registered Gift Deed at free of cost.
3. The applicant shall obtain layout approval from Competent Authority and to ensure proper network linkages to existing and proposed roads.
4. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
5. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
6. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.

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7. The change of land use shall not be used as the proof of any title of the land.
8. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
9. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	: Existing 30'-0" wide road to be widened to 40'-0"
East	: Partly vacant site and partly approved LP No.15/95
South	: Partly vacant site and partly approved LRS LP.No.2/2009/R
West	: Agricultural lands.

GIRIDHAR ARAMANE
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER